

**CEDA Regional Planning Commission**  
**Regular Meeting – 2 p.m.**  
**Thursday, February 4, 2010**

**Springview Government Center**  
**3130 East Main Street**  
**Springfield, OH 45505**

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# **AGENDA**

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1. Roll Call
2. Minutes – November 5, 2009 (Regular Meeting) *Discussion & Action*
3. Rezoning Case *Discussion & Action*  
S-2010-1 *Action*  
Richard Getz ~ Springfield Township ~ Between 4060  
& 4222 Old Columbus Rd. ~ A (Agricultural District) &  
R-1 (Single Family Residence District) to A (Agricultural  
District) & R-1 (Single Family Residence District)
4. Election of Vice Chairperson *Discussion & Action*
5. Staff Comments *Discussion*
6. Adjournment *Action*



**Happy Valentine's Day!**

## Rezoning Case # S-2010-1

<b>To:</b> CEDA Regional Planning Commission	<b>Date of Meeting:</b> February 4, 2010
<b>From:</b> Community Development Staff	<b>Date of Report:</b> January 27, 2010

**Applicant:** Richard F. Getz

**Owner:** Richard F. Getz

**Request Action:** Rezone  
from- A (Agricultural District) & R-1 (Single Family Residential District)  
to - A (Agricultural District) & R-1 (Single Family Residential District)

**Purpose:** To allow new lot to be spilt off

**Location:** SPRINGFIELD TWP. - between 4060 & 4222 Old Columbus Rd.

**Size:** 16.6 acres

**Existing Land Use:** agriculture

### Surrounding Land Use and Zoning

	<i>Land Use</i>	<i>Zoned</i>
<i>North</i>	agriculture, church, & Buck Creek State Park	A (Agricultural)
<i>South</i>	residential & agriculture	A (Agricultural) R-1 (Single Family Residential)
<i>East</i>	residential & agriculture	A (Agricultural) R-1 (Single Family Residential)
<i>West</i>	residential & agriculture	A (Agricultural) R-1 (Single Family Residential)

### ANALYSIS

This property was zoned A (Agricultural District) & R-1 (Single Family Residential District) as part of the original zoning map adoption.

REPORTS FROM OTHER AGENCIES
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**County Engineer**

The County Engineer has reviewed the request to rezone this property and has no objection to the rezoning. (See Jan. 25, 2009 [2010] letter)

**County Soil & Water Conservation District**

Soil Conservation has reviewed this request and have provided a report concerning **Soils** and **Drainage**. (See Jan. 7, 2010 letter)

**County Combined Health District**

They have no record of this request.

**Community Development Department**

The **CROSSROADS** Comprehensive Plan shows this area as "Rural Residential Development (1 dwelling per acre or less - gross density)" which should be directed to portions of Moorefield and Springfield townships. These specific areas are north of Moorefield Road, east of Buck Creek State Park and south of I-70. A clustered, open-space design to residential subdivisions should be stressed, with significant open space components permanently set aside to minimize visual and environment impact. Alternative technologies for wastewater treatment and disposal should be considered where sanitary sewer is unavailable.

This 16.6 acre parcel has a mix of zoning:

southwest corner	<b>R-1</b> - (Single Family Residential)	2 acres (approx.)
remainder	<b>A</b> - (Agricultural)	14.6 acres (approx.)

The applicant wants to split off a 4.6 acre lot from the 16.6 acres. In order to do this it must be rezoned to R-1. The end result will be the rezoning of 4.6 acres to **R-1** to allow the new lot with the remaining acreage being entirely rezoned to **A**. Since this remaining acreage (11.958 acres) does not have sufficient road frontage to be a separate lot, it will be attached to the property to the north.

**RECOMMENDATION**

The Staff recommends approval of this rezoning. The 4.6 acres will not be able to be split until the Health Dept. approves this lot for well and septic.

**Attachments:**

County Engineer's letter

Soil Conservation letter

Location Map

Zoning Map

Lot Zoning Map (current)

Lot Zoning Map (proposed)



# Clark County Engineer's Department

Johnathan A. Burr P.E., P.S.  
Clark County Engineer

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4075 Laybourne Road  
Springfield, Ohio 45505-3613  
(937) 521-1800 (937) 328-2473 fax  
[www.clarkcountyohio.gov/engineer](http://www.clarkcountyohio.gov/engineer)

January 25, 2009

Clark County Planning Commission  
3130 E. Main Street, Suite 1A  
Springfield, Ohio 45505  
Attention: Phil Tritle, Planner

Re: Rezoning Request S-2010-1  
4.6 acres from A & R-1 to A (11.96 Ac.) & R-1 (4.6 Ac.)  
Richard F. Getz ~ Near 4060 Old Columbus Rd

Mr. Tritle,

The County Engineer has reviewed the request to rezone 4.6 acres located east of 4060 Old Columbus Road, from A Agriculture District and R-1 Residence District to R-1 Residence District. The request to rezone is being made to facilitate a split of approximately 4.6 acres and attachment of the residue tract for conformance with zoning laws

Based upon our review of access and drainage, the County Engineer has no objection to the request to rezone 4.6 acres from the existing 16.6 acre tract of record, from A Agriculture District & R-1 Residence District to A Agriculture District & R-1 Residence District as shown on the attachment.

Sincerely,

Johnathan A. Burr P.E., P.S.  
Clark County Engineer



Kenneth D. Fenton  
Deputy Engineer

I:\ZONING\2010 Zoning\S-2010-1 Getz.doc

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Paul W. DeButy, P.E. - Deputy Engineering/Planning  
Kenneth D. Fenton, P.S. - Deputy Engineer  
Doug Frank - Superintendent, Bridges/Garage/Traffic  
Mark Niccolini - Drainage Maintenance Supervisor

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Ned G. Weber - Deputy Operations/Maintenance  
Thomas Bender, P.E. - Project Design Engineer  
Donald Boyle - Road Superintendent  
William Pierce, P.S. - Tax Map Director



4400 Gateway Blvd. - Suite 103  
Springfield, Ohio 45502

Phone (937) 328-4600/4601  
Fax (937) 328-4606

*With the Right to Own – Goes the Duty to Conserve*

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**BOARD OF SUPERVISORS**

Brent Pence, Chairman  
John Ritter, Vice Chairman  
Fred Berge, Fiscal Agent  
Adam Agle, Secretary  
Dan Maxson, Treasurer

January 7, 2010

Phil Tritle  
3130 East Main Street  
Springfield, Ohio 45505

RE: Between 4060 & 4222 Old Columbus Rd – Spfld. Twp. – 4.6 Ac.

Dear Phil,

The Clark Soil & Water Conservation District has reviewed the above site and provided the following information relative to soils, drainage and building site development. The attached reports are generated from NRCS's soil survey for Clark County. The reports provided give a clear, visual interpretation for Building Site Development including small commercial buildings, dwellings with a basement and dwellings without a basement. Page one of the report contains the soil map for the area stated above and page two of the report contains a list of all soils and their limitations for the site. The third page gives a detailed description for the limiting factors for the building site. Please note that areas on the map highlighted in **RED** have a very limited rating for small commercial buildings according to the NRCS Web soil survey. A *Very limited rating* indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected. Please contact our office with any further questions you may have on the site in question.

**Soils**

**Map**      *EmB*      Eldean silt loam, 2 to 6 percent slopes

This very deep soil is gently sloping and well drained located along drainageways on stream terraces and on gravel knolls on uplands. The parent material is glacial outwash deposits. Available water capacity is moderate, organic matter content is low, the rooting zone is deep, and permeability is moderate (0.6 to 2.0 in/hr) in the subsoil and rapid (6.0 to 20 in/hr) in the underlying sand and gravel. This soil is not subject to flooding.

CONSERVATION      ~      DEVELOPMENT      ~      SELF-GOVERNMENT

**Drainage**

The proposed site seems to drain adequate with its current land use. Our office has no written or historical records of any sub-surface drainage on the proposed site, however if any sub-surface drainage is encountered please take the appropriate corrective measures. Please be advised when performing any excavation on site.

Sincerely,

Jereme Best  
District Technician, Clark SWCD



Dwellings With Basements (OH)—Clark County, Ohio  
(Richard Getz)



## Report—Dwellings and Small Commercial Buildings (OH)

[Onsite investigation may be needed to validate the interpretations in this table and to confirm the identity of the soil on a given site. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]

Dwellings and Small Commercial Buildings (OH)— Clark County, Ohio							
Map symbol and soil name	Pct. of map unit	Dwellings without basements (OH)		Dwellings with basements (OH)		Small commercial buildings (OH)	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
EmB—Eldean silt loam, 2 to 6 percent slopes							
Eldean	85	Somewhat limited		Not limited		Somewhat limited	
		Shrink-swell	0.50			Shrink-swell	0.50

### Data Source Information

Soil Survey Area: Clark County, Ohio  
 Survey Area Data: Version 10, Dec 23, 2008



## Dwellings and Small Commercial Buildings (OH)

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. This table shows the degree and kind of soil limitations that affect dwellings with and without basements and small commercial buildings. The ratings in the table are both verbal and numerical.

Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development. *Not limited* indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. *Somewhat limited* indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. *Very limited* indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

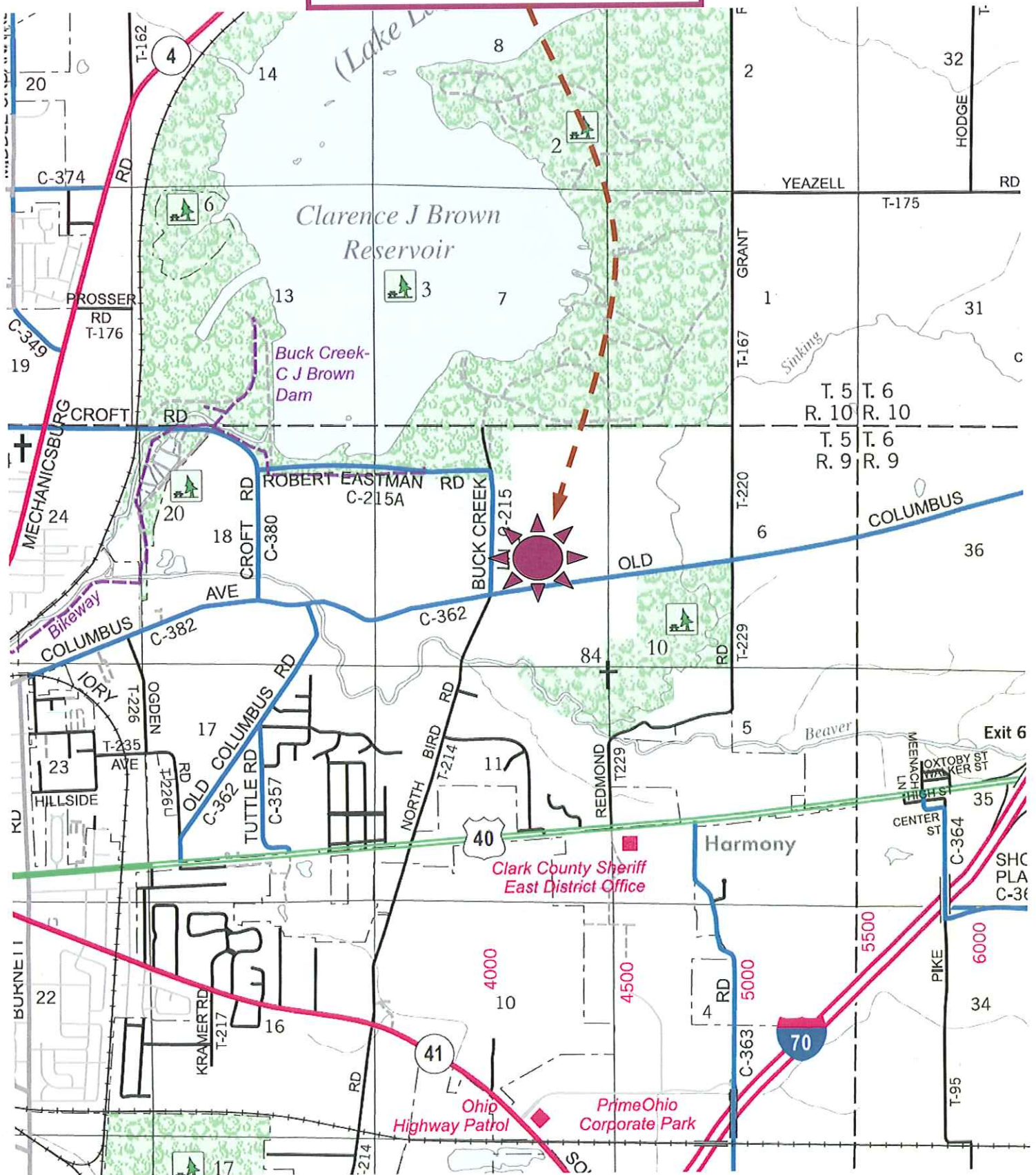
Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

*Dwellings* are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

*Small commercial buildings* are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.



# LOCATION MAP



**CASE # S-2010-1**

**between 4060 & 4222 Old Columbus Rd.**

**Rezone from A & R-1 to A & R-1**

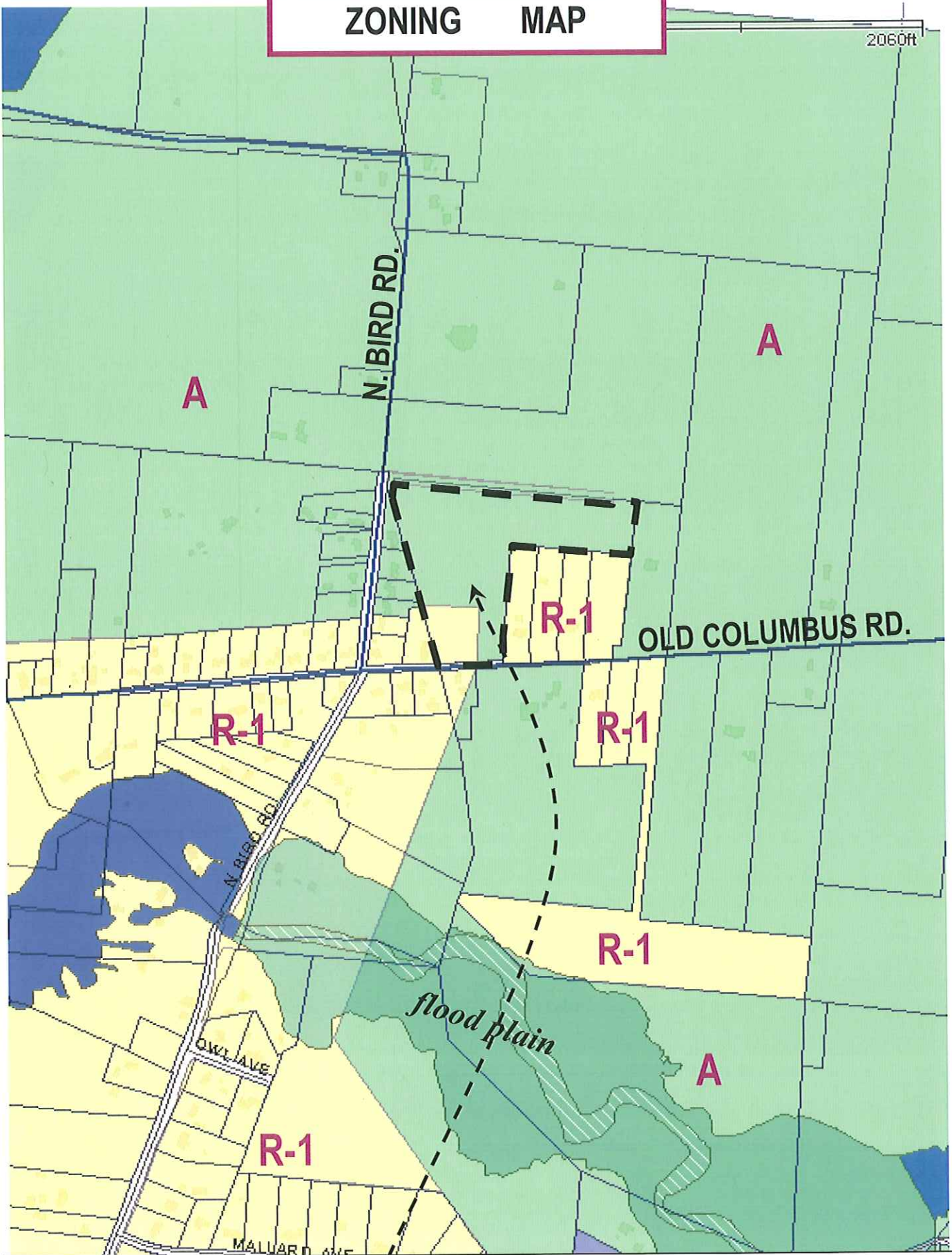
**16.6ac.**

**Springfield Twp.**



# ZONING MAP

2060ft



CASE # S-2010-1

between 4060 & 4222 Old Columbus Rd.

Rezone from A & R-1 to A & R-1

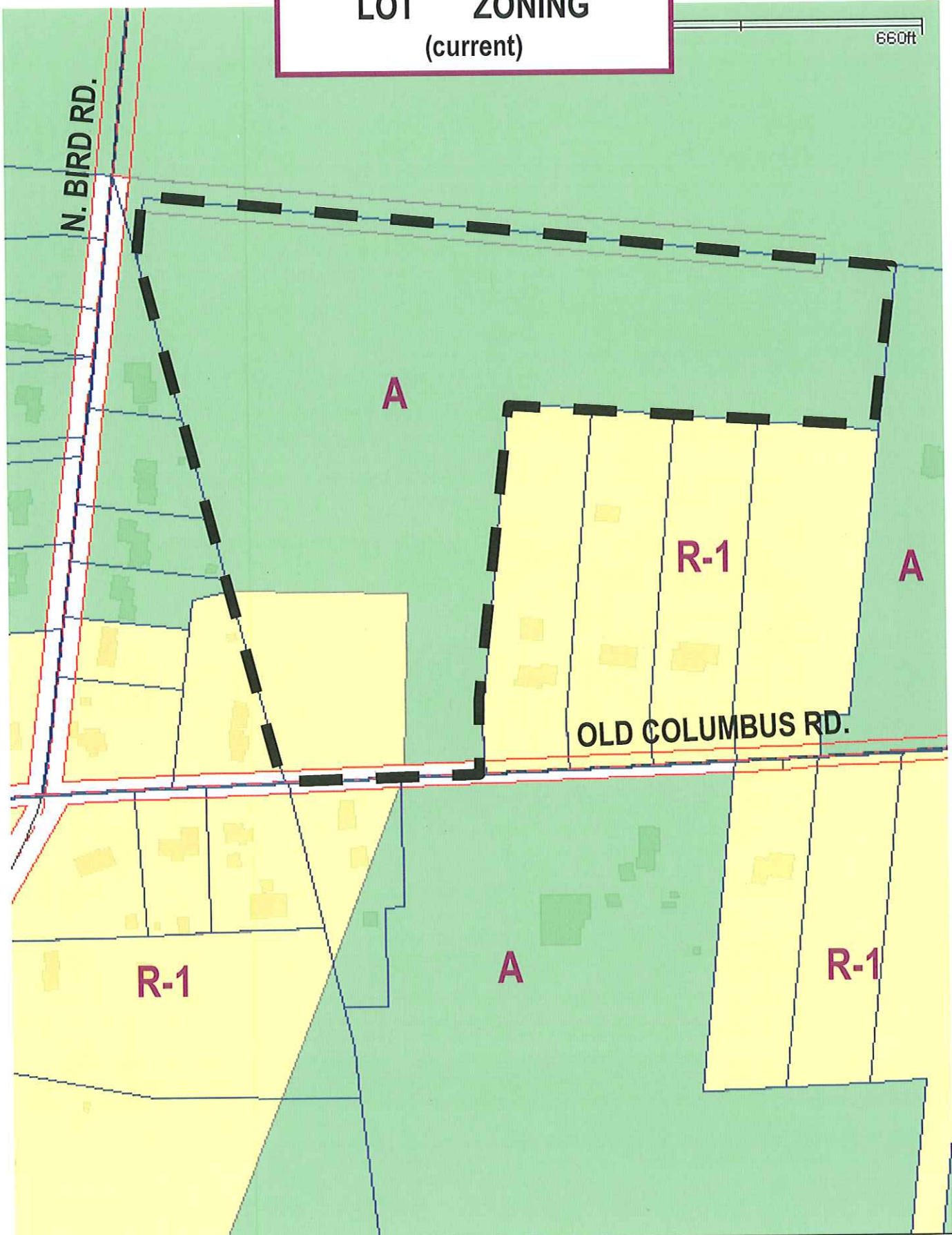
16.6ac.

Springfield Twp.



**LOT ZONING**  
(current)

660ft



**CASE # S-2010-1**      **between 4060 & 4222 Old Columbus Rd.**  
**Rezone from A & R-1 to A & R-1**      **16.6ac.**      **Springfield Twp.**

**LOT ZONING**  
(proposed)

660ft

N. BIRD RD.

A



11.958 ACRES  
0.058 ACRES IN ROAD R/W

A

R-1

4.6 AC.

R-1

A

OLD COLUMBUS RD.

R-1

A

R-1

CASE # S-2010-1      between 4060 & 4222 Old Columbus Rd.  
Rezone from A & R-1 to A & R-1      16.6ac.      Springfield Twp.